



WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION

October 5, 2015

1509-CPA-01

Exhibit 1

Petitioner: City of Westfield

Request: Approval of the Grand Junction Sub-District Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

Exhibits:

1. Staff Report
2. Grand Junction Sub-District Addendum

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 10, 2015, City Council meeting. The petition received a public hearing at the September 8, 2015, Advisory Plan Commission (the "APC") hearing. Subject to Plan Commission action, the petition is currently scheduled to be at the Council's October 12, 2015, meeting for adoption consideration.

PROCEDURAL

- Procedures to amend the Westfield-Washington Township Comprehensive Plan are established by Indiana Code (I.C. 36-7-4-500, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition was held at the September 8, 2015, Advisory Plan Commission meeting.
- The Plan Commission may vote on this item at its October 5, 2015 meeting.

OVERVIEW

The 2013 Grand Junction Implementation Plan (Res. 13-112) identified the development of architectural and development standards for the Gateway Sub-District (the four corners of U.S. Highway 31 and State Road 32) as a top priority in implementing the Grand Junction vision. As a result, the proposed Grand Junction Sub-District Addendum was drafted to create a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the various sub-districts of the Grand Junction District. The proposed Gateway Sub-District chapter is the first sub-district to be addressed in the addendum. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, they will be incorporated into this same Gateway Sub-District Addendum framework.

The Gateway Sub-District chapter content was guided by recommendations established in the 2013 Grand Junction Implementation Plan. The chapter incorporates the vision and desirable development scenarios for the prominent intersection of U.S. Highway 31 and State Road 32. It is envisioned that redevelopment within the Gateway area will require changes in zoning. As a result, this detailed comprehensive plan chapter should be used as detailed guidelines for the future redevelopment projects (i.e. changes in zoning) within the Gateway Sub-District.



MODIFICATIONS SINCE THE PUBLIC HEARING

Since the Public Hearing on September 8, 2015, language has been added regarding the reference to the "Gateway Tower Locations" (red dots) on the Figure 1 and Figure 2 maps. The new language states that the map exhibit came from the 2013 Grand Junction Implementation Plan and does not constitute approval of towers or any other landmark at these locations. The dots simply reference the already-constructed bases, should the City decide to install a landmark feature at these locations in the future.

DEPARTMENT COMMENTS

Action:

Approve the Grand Junction Sub-District Addendum to the Westfield-Washington Township Comprehensive Plan and certify the Addendum to the City Council for adoption.

If any Plan Commission member has questions prior to the October 5, 2015, meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.